

# **HARRISON TOWNSHIP**

## **MASTER PLAN**

### **LAND USE ELEMENT AMENDMENT**

Prepared for:

Harrison Township Planning Board  
114 Bridgeton Pike  
Mullica Hill, NJ 08062

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**THE VILLAGE OF MULLICA HILL**

The Village of Mullica Hill is comprised of that land being bounded to the north by Mantua Township, to the west by Woolwich Township, to the south by the Village of Ewan, and to the east by the Village of Richwood. In terms of land uses, it is the most diverse of all of Harrison Township's villages, and in the last ten (10) years has experienced the greatest growth measured in terms of permits issued for new housing starts. Since 1990, over one thousand (1,000) such permits have been issued. Along the Route 322 corridor (the primary east-west roadway), between the boundary with Woolwich Township and the town center, are found large housing developments, farms, and west of Tomlin Station Road farmland having a Planned Industrial zoning classification. R-1 zoning predominates with R-2 zoning on the south side of Route 322 near Bridgeton Pike. This pike bisects the village running north and south. Along Bridgeton Pike, north of the Route 322 intersection, R-2 zoning predominates.

The cultural center and most historic area of the Township is found along Main Street. Quaint shops, historic structures, churches, and professional offices suggest an 18<sup>th</sup> Century ambiance. From a zoning standpoint, land is classified as being INS Institutional, C-1 Village Center, C-1H Historic Commercial, and R-2 Residential. The other zoning classifications having been discussed, the purpose of the C-1H zoning district is to provide for commercial and residential uses within existing buildings and within new buildings replicating the appearance of previous buildings thereby protecting and promoting this historic area which significantly contributes to the positive image and economic strength of the Township. Mixed land uses should be encouraged provided such uses are compatible with the historic character of the area. The historic area does not appear to have a core. To contribute to the development of an intimate character suggestive of a core, it is proposed, in the area defined by the current Historic District adopted by Ordinance 14-1992 and/or as may be amended by Harrison Township Council, that decorative sidewalk, period lighting, and street furniture be installed. To further enhance the economic potential of the area, recommend that the Township purchase/lease land in order to provide convenient off-street parking.

In satisfaction of Harrison's low and moderate income housing obligation, the Township has zoned a portion of Block 57, Lot 22 to be developed at four (4) units per acre. In addition, Harrison and the developer of this property have been successful in receiving tax credits for this development. As a result, the property will result in 93 low and moderate income rental units. Pursuant to the rules promulgated by the Council on Affordable Housing (COAH), Harrison expects to receive extra credit for these rental units, resulting in 143 units of credit toward its low and moderate income housing obligation.

The Township has entered into a settlement agreement that ends Mount Laurel litigation related to Block 45, Lots 17.01 and 20. The Plaintiff in this matter sought relief that would have allowed 400 housing units on the property. Pursuant to the settlement, it is anticipated that the property will yield up to 162 single family homes on a variety of lot sizes.

The agreement requires larger lot sizes on the perimeter of the site. The Township's goal in requiring larger lots along the perimeter was to provide lot sizes that are as consistent as possible to those that exist or are anticipated on adjacent properties. In general, the lot sizes anticipated along the perimeter of the property are: 20,000 square feet along the western boundary; 15,000 square feet along the eastern boundary; 10,000 square feet along the northern boundary; and 20,000 square feet for those lots on the southern boundary that have frontage on Route 322.

Within the interior of the proposed development, the minimum lot size permitted is 5,300 square feet.

In exchange for the zoning relief granted by the settlement agreement, the developer of the property will make a 24 housing unit contribution toward the Harrison Township low and moderate income housing obligation. The contribution may be in the form of single family homes constructed on the interior lots of a future subdivision or the developer may make a monetary contribution in lieu of constructing affordable housing on site.

It is recommended that the Township's Zoning Ordinance be amended to permit the single family development envisioned by the settlement agreement. Given the size of the lots, the development of Block 45, Lots 17.01 and 20 will require public sewer. It is recommended that the Utility Element Map and the Harrison Township Wastewater Management Plan be revised to incorporate the property that is subject to the settlement agreement into the Township's sewer service area.

In addition, amend the Utility Element Map to provide sewer to the Leigh Court site.